



## **MANOA NEIGHBORHOOD BOARD NO. 7**

NEIGHBORHOOD COMMISSION • 530 SOUTH KING STREET ROOM 406 • HONOLULU, HAWAII, 96813  
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### **Mānoa Neighborhood Board No. 7 Resolution Opposing the Manoa Banyan Court Project as Proposed**

WHEREAS, the Mānoa Chinese Cemetery was established in 1851, and is owned and managed by the Lin Yee Chung Association (LYCA); and

WHEREAS, at the February 2, 2022 Mānoa Neighborhood Board meeting, LYCA presented a proposed development project entitled Mānoa Banyan Court (MBC), located on parcels adjacent to the cemetery; and

WHEREAS, the MBC would consist of four (4) residential courtyard buildings, each three (3) stories tall with an approximate footprint of 230' x 130' and 72 dwelling units, creating a total complex of 288 dwelling units ("the residential area"), also containing areas devoted to commercial uses, including meeting halls, classrooms, offices, and a café ("the commercial area"), and would include approximately 185 parking stalls and be available for those of age 55 and older who meet income restrictions; and

WHEREAS, the residential area of MBC development would be built on land currently zoned Preservation (P-2) consisting mostly of heavy vegetation and large trees with a few small structures, and the commercial area would be built on land currently zoned Residential (R-7.5); and

WHEREAS, LYCA seeks exemptions to existing zoning through Hawaii Revised Statutes § 201H-38, to allow it to build medium-density apartments on Preservation (P-2) land and commercial structures on Residential (R-7.5) land; and

WHEREAS, the surrounding neighborhoods to MBC are all zoned Residential (R-7.5 and R-10); and

WHEREAS, in a written communication to Board members, the President of the LYCA stated that due to a dwindling cash flow and income stream, "if no decisive action is taken, the LYCA will go bankrupt within several years' time"; and

WHEREAS, the LYCA presented the MBC project as its preferred solution to its cash flow problems and represented to this Board that the alternative to approval of the project was bankruptcy; and

WHEREAS, the MBC was an agenda item at the February 2, 2022, March 2, 2022 and April 6, 2022 (163 Webex community participants) Manoa Neighborhood Board meetings, at which a substantial majority of residents expressed opposition to MBC; and

WHEREAS, residents opposed to the MBC proposal set up a petition on [www.change.org](http://www.change.org) on August 31, 2022 and have collected nearly 3155 signatures; and

WHEREAS, two (2) non-profit organizations and Council Member Calvin Say organized a Manoa Town Hall meeting held on April 30, 2022 that was attended by approximately 300 people to provide the community a chance to express themselves; and

WHEREAS, 30 speakers at the Town Hall testified, 27 opposed the project, 2 didn't express a position, one testifier supported the project, and many supported keeping the area as green space; and



WHEREAS, this Board received 43 letters of testimony from Mānoa residents, 39 expressing opposition to the MBC project, 4 in support of the project; and

WHEREAS, many of these letters argued that there were reasonable alternatives to the project that the LYCA should explore, alternatives which would not require any construction; and

WHEREAS, the City and County of Honolulu's Department of Planning and Permitting in its Notice of Incomplete Assessment, required that the LYCA consider the alternatives of less intrusive construction projects as well as agricultural, park, or other open space uses; now, therefore,

BE IT RESOLVED that the Mānoa Neighborhood Board No. 7 stands in opposition to the Mānoa Banyan Court Project as proposed and encourages the Lin Yee Chung Association to explore alternatives to the proposed project; and

BE IT FURTHER RESOLVED that copies of this resolution be transmitted to the Director and Deputy Director of the Department of Planning and Permitting for the City and County of Honolulu, the Executive Director and Deputy Director of Hawaii Housing Finance & Development Corporation for the State of Hawaii, the Governor of the State of Hawaii, each member of the Hawaii State Legislature, the Mayor of the City and County of Honolulu, and each Councilmember of the City and County of Honolulu.

***The Manoa Neighborhood Board No. 7 PASSED this resolution  
By MAJORITY vote of 10-0-3  
at the Wednesday, September 7, 2022 Regular Meeting.***

Submitted by:

  
Jeremy "Kama" Hopkins, Board Chair